



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Director

CITY OF SEATTLE ANALYSIS AND DECISION OF THE DIRECTOR OF THE DEPARTMENT OF DESIGN CONSTRUCTION AND LAND USE

Application Number: 2302362

Applicant Name: Seattle Department of Parks and Recreation

Address of Proposal: 2701 Alki Avenue S.W.

SUMMARY OF PROPOSED ACTION

Shoreline Substantial Development Permit for renovation and repair of an existing one story structure (Alki Beach and Bath House). The project includes repair of existing paved walkways, installation of new walkways and installation of two outdoor shower areas.

The following approval is required:

Shoreline Substantial Development Permit to allow repair and remodeling of a park building and some paving within a public park. Chapter 23.60.546.

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non exempt grading or demolition or involving another agency with jurisdiction (For conditioning only)

BACKGROUND DATA

Site and Vicinity Description

The Alki Beach Bath House is a single story, wood frame building with a pitched roof. This building is a remnant of a many times larger building from the early 1900's when it served primarily as a public bath house. The site, zoned NC1-30' with a CR Shoreline Overlay, is located on the otherwise sandy beach area of the public beach at Alki Beach north of Alki Ave. S.W. There is an area of paving around the building which is a portion of the Alki bicycle and

pedestrian trail passing between the building and a bulkhead along the shoreline. Two paved connections cross on the east and on the west of the building connecting the trail to Alki Ave. S.W. and providing a good deal of paved space for other activities.



Proposal Description

Proposed are interior and exterior renovations of an existing 3,050 sq. ft., single story, wood frame structure built in the early 1900s. The existing use is as a Seattle Department of Parks and Recreation facility providing rest rooms, and programmatic spaces. The primary activity which takes place within the building is that of an art and pottery studio and a multi-use area for the community. Classes are offered by the Parks Department in the pottery studio.

Interior work proposed consists of re-construction of the rest rooms and some reconfiguration of the art and pottery spaces.

Exterior work proposed consists of:

- Replacement of existing concrete block walls damaged by the Nisqually Earthquake;
- Replacement of the bottom two and a half feet of existing, dry rotted siding with concrete block veneer;
- Construction of new trellis/awnings at the east and west façades adding a total of 250 sq. ft. in lot coverage;
- Paving with asphalt and cement concretes with 345 sq. ft. of paving to be replaced and 271 sq. ft. to be added;
- The addition of two new six foot high visually screens at the west elevation, outside the restroom doors with a total lot coverage of 9.5 sq. ft.; and
- The addition of two outdoor shower areas adjacent to the new visual screen barriers totaling 48 sq. ft. of new pavement.

The total of additional coverage with either pavement or structure proposed is 587.5 sq. ft.

Public Comments

No public comment has been received. The shoreline permit application notice period ran from July 31, 2003 to August 29, 2003.

ANALYSIS - SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT

SMC Section 23.60.030 provides criteria for review of shoreline substantial development permits. Specifically, the section states that a substantial development permit shall be issued only when the proposed development is consistent with:

- A. *The policies and procedures of Chapter 90.58 RCW;*

B. The regulations of this Chapter; and

C. The provisions of Chapter 173-27 WAC.

Chapter 90.58 of the Revised Code of Washington (RCW) codifies the State's policies with respect to managing shorelines and fostering reasonable and appropriate shoreline uses. Specifically, the Act contemplates protection against adverse effects to the public health, the land and its vegetation and wildlife, and the waters of the state and their aquatic life. The Act further provides definitions and concepts and delegates responsibility for implementation to specific state and local governmental entities. Local governments are given primary responsibility for initiating and administering the regulatory program of the Act. The State Department of Ecology (DOE), on the other hand, is given responsibility for insuring compliance among local governments with the policy of the State and provisions of the Act. Pursuant to the requirements of the Act, the City of Seattle has adopted a local shoreline master program that has been approved by the DOE. The City of Seattle Shoreline Master Program (SSMP) is codified in SMC Chapter 23.60.

In evaluating applications for shoreline substantial development permits the Director must determine that a proposed use meets the criteria set forth in SSMP 23.60.030. Specifically, development standards of the shoreline environment and underlying zone must be considered and a determination must be made as to any special requirements or conditioning that is necessary to preserve or enhance the shoreline area. In order to obtain a shoreline substantial development permit, an applicant must demonstrate that the proposal is consistent with the shoreline policies established in SSMP Section 23.60.004. Additionally, the applicant must further demonstrate that the proposal meets the criteria and development standards for the specific shoreline environment in which the site is located, any applicable special approval criteria, general shoreline master program development standards, and the development standards for specific uses.

Shoreline Policies (RCW 90.58 and SSMP 23.60.004)

Policies governing approval of development in shoreline districts are set out in the Land Use Element of the Seattle Comprehensive Plan and referenced in SSMP section 23.60.004. Seattle Comprehensive Plan Shoreline Goal LG101 provides that with regard to recreation the City is to "Manage publicly owned shorelines that are suitable for public recreation to optimize their potential." The proposal here is consistent with this goal in that the repairs and changes to the Alki Beach House will aid the Parks Department in providing services to citizens at the existing Alki Beach Park.

Development Standards for Specific Uses

Development standards for specific uses are contained in SSMP Subchapter III, part 4. This part of the code specifically contemplates development standards for uses that are typically located in the shoreline environment. SMC 23.60.360 provides that shoreline recreation uses, except auto-trailer boat launching ramps, are a use permitted in the Conservancy Recreation environment. Specific development standards as provided in SMC 23.60.390 et. seq., including the height limit of 15 feet plus 5 feet more for a pitched roof, the requirements for view corridors and for public access, are met by the proposed development plan.

General Development Standards for All Uses (SMC 23.60.152)

General standards for all uses and development in all shoreline environments are established in SSMP Section 23.60.152. These standards require that all shoreline activity be designed, constructed, and operated in an environmentally sound manner consistent with the Shoreline Master Program and with best management practices for the specific use or activity, in order to have minimal impact on the shoreline.

The proposed project's design is consistent with the requirements of this section. To ensure conformance with these standards, the proponent will be required to notify contractors and subcontractors of these requirements as conditioned below.

Procedures for Administration of the Shoreline Management Act (WAC 173-27)

Pursuant to the language and intent of RCW 90.58, WAC 173-27 establishes basic rules for the permit system to be adopted by local government. It provides the framework for permits to be administered by local governments including time requirements for permits, revisions to permits, notice of application, formats for permits, and provisions for review by the State DOE. Because DOE has approved the Seattle Shoreline Master Program, consistency with the criteria and procedures prescribed by SMC Chapter 23.60 is also considered consistency with the WAC 173- 27 and RCW 90.58.

Summary

The proposed development will be consistent with the policies and procedures of RCW 90.58, WAC 173-27, and Chapter 23.60 SMC also known as the Seattle Shoreline Master Program (SSMP). As conditioned, the development will have no adverse effect on the shoreline, the nearshore environment, and the waters of Elliott Bay.

DECISION - SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT

The proposed action is **CONDITIONALLY GRANTED**. Shoreline Substantial Development conditions follow the SEPA Analysis towards the end of this decision.

CONDITIONS – SHORELINE

(Based on the plans in the project file)

Prior to Issuance of a Construction Permit

The owner(s) and/or responsible party(ies) shall:

1. Notify in writing all contractors and sub-contractors of the general requirements of the Seattle Shoreline Master Program (SSMP 23.60.152), including the requirements set forth in conditions below.

During Construction:

The following condition(s) to be enforced during construction shall be posted at the site in a location visible and accessible to the public and to construction personnel from the street right-of-way. If more than one street abuts the site, conditions shall be posted at each street. The conditions shall be printed legibly on placards available from DCLU, shall be laminated with clear plastic or other weatherproofing material, and shall remain in place for the duration of the construction.

1. Erosion controls will be implemented as per Ecology's "Stormwater Management Manual for the Puget Sound Basin", King County's "Surface Water Design Manual", and the City of Seattle's Construction "Best Management Practices Manual" to reduce the potential for adverse construction impacts to surface waters. Soil stabilization of disturbed sites will be done as soon as practical to minimize the potential for continuing erosion. Erosion control measures shall be regularly inspected and maintained as necessary.
2. Care shall be taken by the owner(s), builder(s), or responsible party(-ies) to prevent debris or turbidity from entering the water during construction and to remove debris promptly if it does enter the water. Materials and construction methods shall be used which prevent toxic materials, petrochemicals and other pollutants from entering Puget Sound water during and after construction. All petroleum products, lubricants, solvents, and other chemicals shall be handled in accordance with the project's Hazardous Material Plan and Spill Prevention Plan.

Signature: (signature on file) Date: October 9, 2003
Scott Kemp
Senior Land Use Planner